Q&A

Some questions and answers on the UCSF Polytechnic High School Proposal. The answers come from Associate Administrative Vice Chancellor Tom Rolinson and Assistant Chancellor Tom Gwyn.

Q—What is the UCSF proposal?

A—To develop the long-vacant and disintegrating Polytechnic High School site, which is located between Carl and Frederick Streets adjacent to the north-east corner of the campus, into affordable housing and parking for students, staff and faculty of UCSF and for recreational programs accessible to both campus and neighborhood.

Q—What does the University propose to construct on this site?

A—The UCSF proposal is to replace the 72-year-old structures on the 3.2 acre site with from 230 to 270 units of affordable rental housing. It would include a large amount of landscaped open space and would be designed in an architecturally pleasing way. A sizeable area would be used for recreation for both campus and neighborhood. There would be parking for each unit, plus approximately 300 additional parking spaces for use by people who now drive to the campus, which would help reduce the severe parking and traffic congestion in the neighborhood. Some portion of these off-street parking places would be made available nights and weekends for neighborhood residents and their visitors.

Q—How would these units be planned?

A—Studies of need indicate the optimum use of the space would be for 40% as two-bedroom units, 40% as one-bedroom units, and 20% as studios.

Q—What guarantee would the community have that UCSF would not change its mind and extend its academic programs into this area?

A—The University would include a commitment in the lease confining the use of the property to housing, parking and recreation.

Q—Does the plan conform to existing city planning guidelines?

A—As a state institution, the University of California is not under the jurisdiction of local planning guidelines or zoning regulations. However, all UC campuses work with the local planning agencies. In the case of Poly High, the site would be cleared for new construction of from 230 to 270 units in buildings at or below the 40-foot limit, stepped down from Carl to Frederick Streets, with a considerable amount of landscaped open space. Parking would be entirely underground.

Q—Would there be an Environmental Impact Report (EIR)?

A—Yes. Before the project could go forward, the University would be required to conduct a public environmental review process and issue an Environmental Impact Report.

Q—Would the community have an opportunity to provide input in the planning process?

A—Tom Rolinson, associate administrative vice chancellor, and Tom Gwyn, assistant chancellor, are planning at least a third and fourth round of meetings with neighborhood groups to discuss the proposal as they move through the planning process.

Q—Won't putting housing on the Poly site violate the 1976 Regents agreement limiting the campus boundaries?

A—The Regents' Agreement reached in 1976 did not preclude the campus from acquiring zoned commercial or public use (P) property, and in fact that exception to the 1976 agreement was concluded with the Poly site in mind. Even though Poly is across from the present boundary, the campus is convinced that the benefits are substantial to the city and the neighborhood, as well as to UCSF, in providing badly-needed affordable housing, shared recreation, and parking to relieve congestion and traffic.

Q—What are the plans for recreation on this site?

A—A survey of the campus community is now underway to ascertain the type of recreation most desired. As with the recreation programs already offered by the campus, these facilities would be made available to the community. A swimming pool is among the most desired programs emerging in preliminary survey results. The survey will be completed within the month, and final results will be discussed with the campus and the community. At present thousands of neighbors already are utilizing existing recreational programs sponsored by UCSF on and off the campus.

Q—Will the community's wishes be included in the survey?

A—Questions about recreation will be part of the discussion which Tom Rolinson and Tom Gwyn will have with community groups and individuals. Final plans for recreation—as with the housing project itself—would be based upon economic feasibility as well as desirability.

Partial Recreation Survey Results

A market survey is now underway on the campus to determine what kinds of recreational facilities students, staff and faculty would prefer if facilities could be expanded. With 50 percent of the surveys returned, the order of preference is:

- locker rooms and showers
- swimming pool
- jacuzzi/spa
- Nautilus weight room
- sauna
- racquetball courts

To supplement this, the campus is planning a random sample of neighborhood opinion to find out what types of facilities they would be interested in if available at UCSF.

Q—Won't 500-plus additional parking spaces in the underground garage increase the number of cars brought into the campus?

A—On the contrary, the presence of a parking space for each unit means 230 to 270 people now driving to the campus to work or study would be able to walk and leave their cars in the garage. The approximately 300 additional slots could take some 300 more cars off the streets and/or open more spaces in the UC garage to patients and visitors, taking *their* cars off the streets.

Q—Did the University consult with the community in developing this plan?

A—For almost seven years from July, 1977, when the School District first contacted the campus about the Poly High site, UCSF, through its Campus Planning Committee, through dissemination of minutes of the Committee, through public information meetings, and in the 1982 Long Range Development Plan, has informed the community of its interest in seeing the abandoned Poly High School site used for housing. On page 62 of the 1982 LRDP, this interest is clearly stated. In 1977-78, the campus cooperated with the Haight Ashbury Neighborhood Council (HANC) and other neighborhood groups in an effort to create a cooperative community center on the Poly High site. When that failed to materialize, the campus for four years repeated an offer to cooperate with the city in a joint housing development on the site. It was not until 1982, when nothing was forthcoming from the city or the community, that UCSF began to develop its own, preliminary proposal for a campus housing, parking and recreation project.

Q—Can some of the units be rented to people other than students, faculty and staff of the University?

A—There are restrictions on the way the University can use its funds to build housing for non-university personnel or students without endangering its tax-exempt status, which could make it financially unfeasible to move forward with this project. However, the campus is in the midst of discussing with the Mayor the possibility of some sort of joint use of the site, within the constraints mentioned above. Further, the addition of the 230 to 270 affordable rental units on the Poly site adjacent to the campus could mean (based on existing habits and a preliminary housing study) that campus people now renting in the neighborhood would move into this development, thus opening up as many as 200 rental units elsewhere in the city.

Q—What is the proposal for a Medical Arts High School program?

A—The Medical Arts High School program is a plan proposed by the San Francisco Unified School District (SFUSD). It is our general understanding that the School District envisions a collaboration between this campus and its health-related resources and the School District's staff and faculty to 1) identify current and future career opportunities in the field of health; 2) explore how an enriched high school curriculum in health and science might prepare students to qualify for such opportunities; and 3) make available and coordinate the appropriate UCSF resources to carry out the program. UCSF is prepared to make this kind of expertise available to participate in the planning of this program immediately whether or not the UCSF Poly housing plan goes forward.

Q—What are the benefits to the neighborhood if UC does lease the Poly High site for this project?

A—The UCSF plan would:

- Enhance the neighborhood by the elimination of a dilapidated, decaying firetrap, replacing it with affordable rental housing with well-landscaped open space.
- Reduce University pressure on the housing market in the neighborhood and the rest of the city.
- Make it possible for young campus families with children to move back into the neighborhood.
- Ensure increased safety of the Carl-Frederick neighborhood by campus police patrols.
- Create additional recreational facilities to be used by both campus and neighborhood.
- Create additional underground parking facilities, which would enable several hundred campus residents to walk to work, and 300 other campus personnel to park off-street. This could open 300 slots in the campus garage to patient and visitor cars, helping to relieve parking and traffic congestion.
- Provide off-street spaces nights and weekends for parking of neighbors' cars and the cars of their visitors.

Q—What will happen to the Poly High site if the University and the Board of Education cannot come to an agreement?

A—The law requires that the site continue to be offered to other public agencies and it is likely that this process would be a protracted one.

Two Neighborhood Meetings Apr 12

The neighborhood is invited to attend two more informational meetings, reporting on the status of several UCSF projects, on Thursday, April 12, at noon in HSW 302 (enter through 513 Parnassus Ave.) and at 7:30 p.m. in the Laguna Honda School Conference Room, 1350 Seventh Avenue. The current proposal on Poly High School will be discussed, as well as plans for the west side of campus and various campus beautification efforts. For further information call 666-3206.

UCSF

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RUSH—TIME DATED
MARCH & APRIL, 1984

SPECIAL ISSUE
TO OUR NEIGHBORS

RUSH—TIME DATED
APRIL 7, 1984

UCSF
University of California San Francisco
News and Public Information Services
532 Parnassus Avenue, San Francisco, CA 94143

SPECIAL ISSUE

TO OUR NEIGHBORS

UCSF Proposal for Polytechnic High School Site To Be Reconsidered by Board of Education

The University of California and the San Francisco Unified School District are in the midst of discussions about a proposal that the UC-San Francisco campus lease the site of the abandoned Poly High School for moderate-cost rental housing, parking and recreation.

The original UC proposal — which would require approval by both the SF Board of Education and the University of California Regents — was for UC to pay $2.8 million for a 75-year lease for the site, with an option to purchase for an additional $1 million.

However, the Board of Education Committee on Buildings, Grounds and Services, at its meeting on February 7, sent back to staff for further clarification the proposed agreement. The Committee indicated it would not agree to sell the 3.2 acre site, which is located between Carl and Frederick Streets immediately adjacent to the northeast corner of the UCSF campus. Also, it asked that the School District staff reaffirm the value of the property.

As a result, the staff of the School District and the staff of UC are continuing discussions of a lease only, and, in addition, the University is discussing with Mayor Feinstein the possibility of some sort of joint use with the city.

The UCSF preliminary plans for the site were to replace all of the 72-year-old Poly High School buildings with housing of from 230 to 270 units in architecturally pleasing design with a great deal of landscaped open space, underground parking, and recreational facilities to be used jointly by campus and neighborhood.

The buildings would be designed with a 40-foot or less height limit, stepped down from Carl Street to Frederick Street.

The underground parking would provide one space for each unit, plus approximately 300 additional spaces which would help to relieve parking and traffic congestion in the area.

In addition, some of the garage would be available nights and weekends for off-street parking for cars of neighbors and their visitors.

Under the proposed plan, the actual recreation programs would be based on results of a survey of campus students, staff and faculty which is due to be completed within the month. In the meantime, Tom Rolinson, associate administrative vice chancellor, and Tom Gwyn, assistant chancellor, are planning at least a third and fourth round of meetings with neighborhood groups to get their input. The amount of recreational space, and the type of programs, would depend on economic feasibility as well as desirability, they emphasized.

The UCSF plan for housing, recreation and parking at Poly addresses the needs identified in the 1982 Campus Long Range Development Plan (LRDP). It says:

"The Polytechnic High School is not part of the LRDP. The campus is, however, conducting a Polytechnic High School Site Development Feasibility Study. The purpose of the study is to explore the possible acquisition of the site and the funding required for development of junior faculty and student low-rise residential housing. Community residential housing and recreational opportunities might also be included in plans for the site that could

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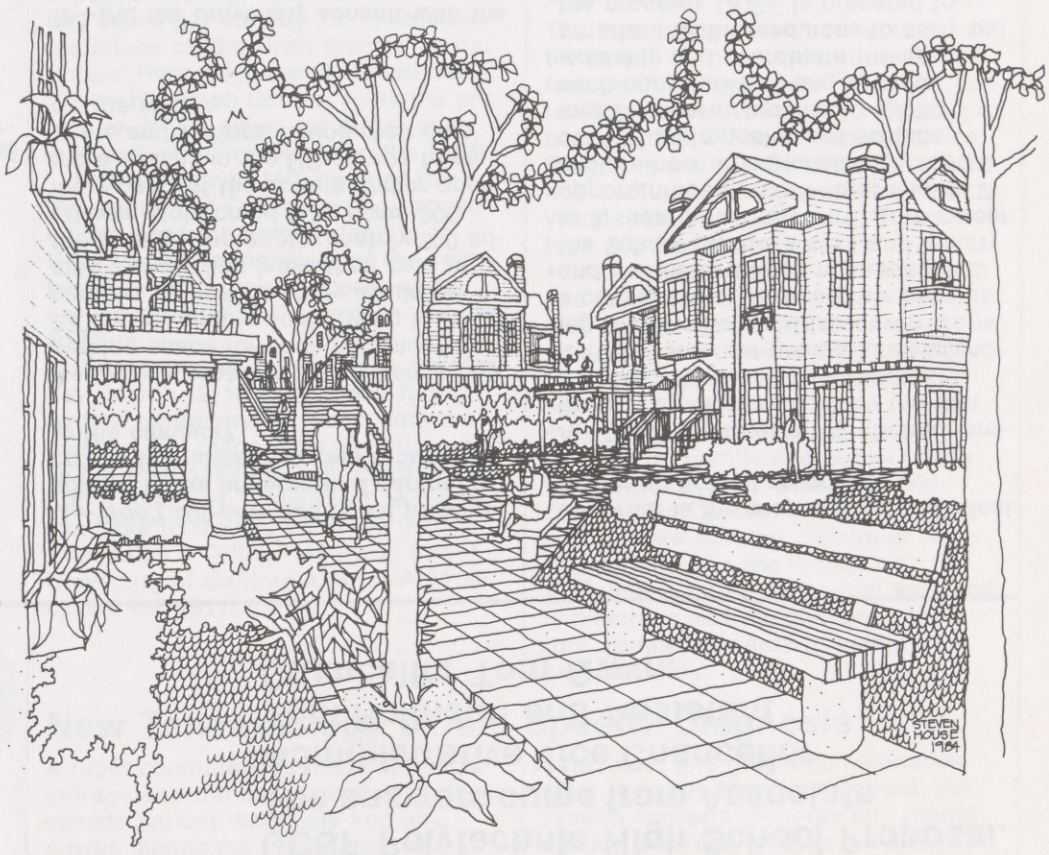

Artist's conception of plazas and buildings in UCSF proposal.

UCSF Proposal for Polytechnic High School

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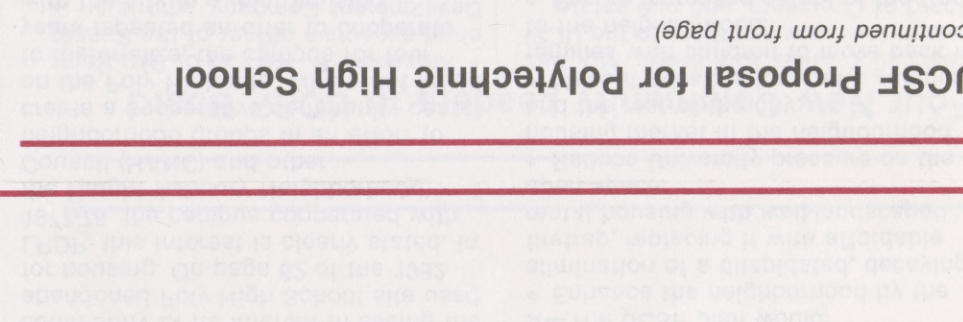
be developed in cooperation with the community."

In discussing the UCSF proposal for a housing development on the Polytechnic High School site, Chancellor Julius R. Krevans, MD, declared: "I hope the Board of Education and the University can get together on this proposal. This is a plan which is good for the campus, good for the neighborhood and good for the city, and it would take no expenditure of city funds. It would relieve University pressure on the housing market in this neighborhood. It would provide some relief to our parking and traffic congestion problems. It would provide access to additional campus recreational programs for both the campus and the neighborhood, and it would help to enhance the quality of life for the members of the campus community and the neighborhood."

As part of the discussions with the School District, UCSF is cooperating in developing a plan for a Medical Arts High School, a plan proposed by the School District which envisions a collaboration between the campus and its health-related resources and the School District's staff and faculty to 1) identify current and future career opportunities in the field of health; 2) explore how to qualify for such opportunities; and 3) make available and coordinate the appropriate UCSF resources to carry out the program.

UCSF is prepared to make this kind of expertise available to participate in the planning of this program immediately, whether or not the UCSF Polytechnic housing plan goes forward.



Planning conception by UCSF for proposed Poly High School housing site.